153.0	0003	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 824,900 / 824,900
					USE VALUE: 824,900 / 824,900
					ASSESSED: 824,900 / 824,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAULNIER STEPHEN/JENNIFER
Owner 2:	
Owner 3:	
Street 1:	40 FAYETTE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EVANS THEODORE H JR--ETAL -
Owner 2:	EVANS VALERIE M -
Street 1:	40 FAYETTE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,928 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Clapboard Exterior and 1828 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6928.000	321,800	800	502,300	824,900
Total Card	0.159	321,800	800	502,300	824,900
Total Parcel	0.159	321,800	800	502,300	824,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.38 | /Parcel: 451.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101641

GIS Ref

GIS Ref

Insp Date 04/26/18

Parcel ID 153.0-0003-0006.0

!12005!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,900	800	6,928.	502,300	825,000	825,000	Year End Roll	12/18/2019
2019	101	FV	257,700	800	6,928.	470,900	729,400	729,400	Year End Roll	1/3/2019
2018	101	FV	255,100	0	6,928.	389,300	644,400	644,400	Year End Roll	12/20/2017
2017	101	FV	255,100	0	6,928.	357,900	613,000	613,000	Year End Roll	1/3/2017
2016	101	FV	255,100	0	6,928.	326,500	581,600	581,600	Year End	1/4/2016
2015	101	FV	240,200	0	6,928.	320,200	560,400	560,400	Year End Roll	12/11/2014
2014	101	FV	240,200	0	6,928.	297,600	537,800	537,800	Year End Roll	12/16/2013
2013	101	FV	220,600	0	6,928.	283,200	503,800	503,800		12/13/2012

PRINT

Date	Time
12/11/20	02:07:38

LAST REV

Date	Time
05/14/18	09:59:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12005

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EVANS THEODORE	1344-105		9/20/2007	Change>Sale	477,000	No	No		
	818-28		5/5/1972		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2015	197	Solar Pa	14,000					
9/29/2012	837	Redo Kit	25,600					& MOVE BACK DOOR /
9/16/2008	1141	Manual	6,500	C				repairs to porch a
6/16/2008	669	Dormers	116,460			G10	GR FY10	RR SHED & FRT DOG
3/19/2008	258	Redo Bat	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
6/20/2013	Info Fm Prmt	BR	B Rossignol
1/12/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
1/6/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
7/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101641
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6928		Sq. Ft.	Site		0	80.	0.91	9									502,274						502,300	

Total AC/HA: 0.15904 | Total SF/SM: 6928 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 502,274 | Spl Credit | Total: 502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	92892
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360779
Depreciation:	38964
Depreciated Total:	321815

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

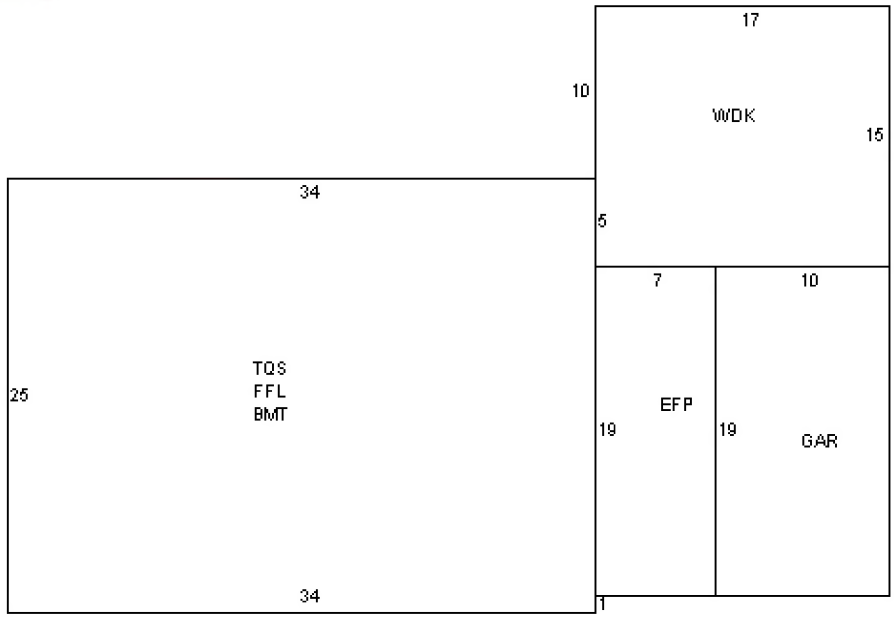
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	110.36
Final Total:	321800	Val/Su SzAd	216.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	850	53.040	45,084
FFL	First Floor	850	140.320	119,271
TQS	3/4 Story	638	140.320	89,453
WDK	Deck	255	9.820	2,504
GAR	Garage	190	27.870	5,296
EFP	Enclos Porch	133	47.210	6,279

Net Sketched Area:	2,916			Total:	267,887
Size Ad	1487.5	Gross Are	3128	FinArea	1828

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	14X16	A	AV	2010	3.92	T	7.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800